



GAIL FARBER, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE

November 01, 2016

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

35 November 1, 2016

LORI GLASGOW  
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICES AREA  
MID-VALLEY COMPREHENSIVE HEALTH CENTER  
CLINIC REFURBISHMENT PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT BUDGET  
SPECS. 7417; CAPITAL PROJECT NO. 87266  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

**SUBJECT**

Approval of the recommended actions will find the proposed Mid-Valley Comprehensive Health Center Clinic Refurbishment project exempt from the California Environmental Quality Act, establish and approve the capital project and budget, and authorize the Director of Public Works or her designee to deliver the project using a Board-approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Mid-Valley Comprehensive Health Center Clinic Refurbishment project categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the Mid-Valley Comprehensive Health Center Clinic Refurbishment project, Capital Project No. 87266, with a total budget of \$2,705,000.
3. Authorize the Director of Public Works or her designee to deliver the project using a Board-approved Job Order Contract.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the proposed Mid-Valley Comprehensive Health Center (CHC) Clinic Refurbishment project exempt from the California Environmental Quality Act (CEQA), establish and approve the capital project and budget, and authorize the Director of Public Works or her designee to deliver the proposed project using a Board-approved Job Order Contract (JOC).

The proposed project will consist of interior reconfiguration and remodeling of approximately 10,000 square feet of clinic and pharmacy space on the first and third floors of the existing Mid-Valley CHC located at 7515 Van Nuys Boulevard, Van Nuys, CA 91405, to improve and enhance the delivery of healthcare services in the facility.

The first floor vacated pharmacy space as a result of its relocation to the new adjacent Zev Yaroslavsky Family Support Center will be combined with the existing clinic space to create a larger clinic and nursing station with four additional exam rooms. The third floor lab space will be reconfigured for greater efficiency and expanded to an adjacent clinic area to provide three additional exam rooms.

The interior remodel work will include demolition of the existing spaces; renovation of the interior finishes; upgrade of the interior lighting; and reconfiguration of the heating, ventilation, air conditioning, electrical, plumbing, fire alarm, fire sprinkler, and telecommunication systems serving the renovated areas.

Public Works has completed the plans and specifications for this renovation using a Board-approved, as-needed consultant. Upon Board authorization, Public Works will complete construction of the improvements using a Board-approved JOC. It is anticipated that construction would begin in November 2016 and be completed by August 2017.

### **Green Building/Sustainable Design Program**

The proposed project will support the Board's Policy for Green Building/Sustainable Design Program by incorporating sustainable design features to optimize energy and water use efficiency.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Services Delivery (Goal 3). These recommended actions support the Strategic Plan by investing in public infrastructure that will enhance the delivery of healthcare services to County residents in the San Fernando Valley.

### **FISCAL IMPACT/FINANCING**

The estimated total project cost is \$2,705,000 and includes County services, construction, civic art, and a change order contingency of \$160,000.

The design cost of \$305,000 was funded from the Department of Health Services Operating Budget. The Fiscal Year 2016-17 Capital Projects/Refurbishment Budget, under Capital Project No. 87266, includes \$2,400,000 of Third District net County cost to complete funding for the project.

#### **Operating Budget Impact**

Health Services' Fiscal Year 2016-17 Adopted Budget includes funding for any potential one-time costs for fixtures, furniture, and equipment for the project. Upon completion of the project, there will be no impact on Health Services' Operating Budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the Board's Civic Art Policy amended on August 11, 2015, the proposed project budget includes 1 percent of the design and construction costs (\$18,000) to be allocated to the Civic Art fund.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from CEQA. The proposed project involves interior remodel of approximately 10,000 square feet of existing clinic space, including demolition within the existing space; renovation of the interior finishes; upgrade of the interior lighting; and reconfiguration of the heating, ventilation, air conditioning, electrical, plumbing, fire alarm, firesprinkler, and telecommunication systems. The proposed project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(a), (d), (f), and (l) and 15302 of the State CEQA Guidelines and Classes 1 (c), (d), (h), and (i) and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed project consists of minor alteration of existing public facilities with negligible or no expansion of use. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

### **CONTRACTING PROCESS**

Public Works utilized one of its as-needed consultants, PBWS Architects, to complete the plans and specifications and will deliver the construction using a Board-approved JOC.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current County services or projects. The health center will remain in operation during construction, and construction of the improvements will be phased and coordinated with Health Services staff at the facility to minimize any disruptions.

**CONCLUSION**

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid.

GAIL FARBER  
Director

GF:GG:mae

c: Arts Commission  
Chief Executive Office (Capital Program Division)  
County Counsel  
Executive Office  
Department of Health Services